

MINUTES  
TOWN OF GROTON  
ZONING COMMISSION  
SEPTEMBER 2, 2015 – 6:30 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Bancroft, Hudecek, Marquardt (6:33 p.m.), Sayer, Sutherland  
Alternate members present: Smith  
Absent: Middleton  
Staff present: Glemboski, Gilot

Chairperson Sutherland called the meeting to order at 6:31 p.m. and seated Smith for Marquardt.

II. PUBLIC HEARING

1. Certificate of Approval of Location #CAL15-01, 375 Route 12, PIN 168911578140, CA-12 Zone. Proposal is for use of property as a Repairer. Review is per Section 14-54 of the Connecticut General Statutes. (David McNary, Owner)

Chairperson Sutherland read the legal notice.

Seamus Moran, Indigo Land Design, Old Saybrook, represented the applicant, David McNary, owner of 375 Route 12. Mr. Moran stated that an application for a Certificate of Approval for Proposed Location was submitted to the Connecticut Department of Motor Vehicles for approval as a general repairer. Mr. Moran detailed the location of the business in relation to the closest schools, churches and theaters; the existing traffic conditions, and the width of the arterial 4-lane highway it is located on. The traffic will not change, as the proposed uses will be the same as they have been since the 80's. Mr. Moran gave a brief history of the site, initially developed in the 1960's as a repairer, then converted to a gas station. A variance was granted in 1982 for tire sales, and then truck rentals began at the site in 1983. The existing uses are tire sales, truck rentals and sales of truck accessory parts – hitches, bed liners, etc. A site plan application has been submitted to the Planning Commission. The applicant will maintain all existing uses, which have been in use since the 80's. Mr. Moran distributed a location map, and showed the details of the site plan.

Staff reviewed the site and use. She said the Zoning Official verified the continuous repair use since the 1960's. The site pre-dates the WRPD requirement. If the applicant expands, a special permit would be required.

The Chair asked for comments from the public; there were none.

The public hearing was closed at 6:43 p.m.

III. APPROVAL OF THE MINUTES OF meeting of August 5, 2015

MOTION: To approve the minutes of meeting of August 5, 2015, as written.

Motion made by Hudecek, seconded by Bankcroft. Motion passed 4-1-0, one abstention (Marquardt).

IV. CONSIDERATION OF PUBLIC HEARING

1. Certificate of Approval of Location #CAL15-01, 375 Route 12 (David McNary, Owner)

MOTION: To approve Certificate of Approval of Location (CAL15-01) for 375 Route 12 as a General Repairer as per Section 14-54 of the Connecticut General Statutes with the following finding:

The Commission finds the use is suitable in the proposed location based on reference to schools, churches, theaters, traffic conditions, the width of adjacent highway and effect on public travel.

Motion made by Smith, seconded by Hudecek. Motion passed unanimously.

V. PUBLIC COMMUNICATIONS

Staff asked the Commission to add Item #3, "WRPD Kickoff meeting" to the agenda under "New Business".

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Report of Commission – Hudecek said he received the invitation for the Fields of Fire open house. Staff said Deb Jones, the Assistant Director, did the first level of the course.

2. Receipt of New Applications - None

3. WRPD Kickoff Meeting – Staff suggested that the Commission cancel the October 7, 2015 regular meeting and schedule a special workshop meeting with the Horsley Witten Group, Inc. and invite the Planning Commission. The Commission selected September 30<sup>th</sup> at 6:30 p.m. for a special meeting.

MOTION: To cancel the October 7, 2015 regular meeting and schedule a special joint meeting with the Planning Commission for September 30, 2015 at 6:30 p.m. for the WRPD kickoff.

Motion made by Hudecek and seconded by Marquardt. Motion passed unanimously.

VIII. REPORT OF CHAIRPERSON

The Chair said Horsley Witten Group did the WRPD update for Marshfield, Mass. She would be interested to know if they worked in any other town, and asked if

staff could get that information and forward to the commissioners before the kickoff meeting.

IX. REPORT OF STAFF

Staff said the housing profile was emailed to the commission; printed copies were available if anyone needed it.

X. ADJOURNMENT

Motion to adjourn at 6:56 p.m. made by Hudecek, seconded by Bancroft, so voted unanimously.

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Susan Marquardt, Secretary  
Zoning Commission

Prepared by Debra Gilot  
Office Assistant III